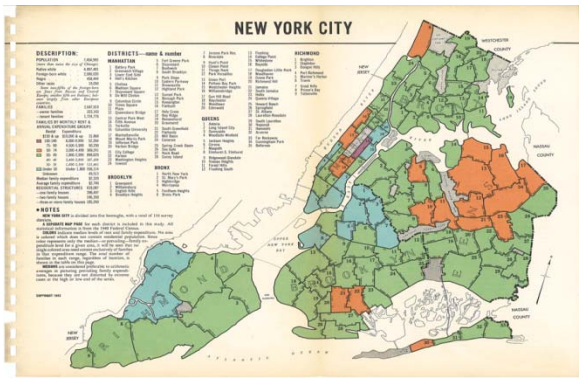
1943 Profile of the Lower East Side, Manhattan area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co., the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the CUNY Graduate Center

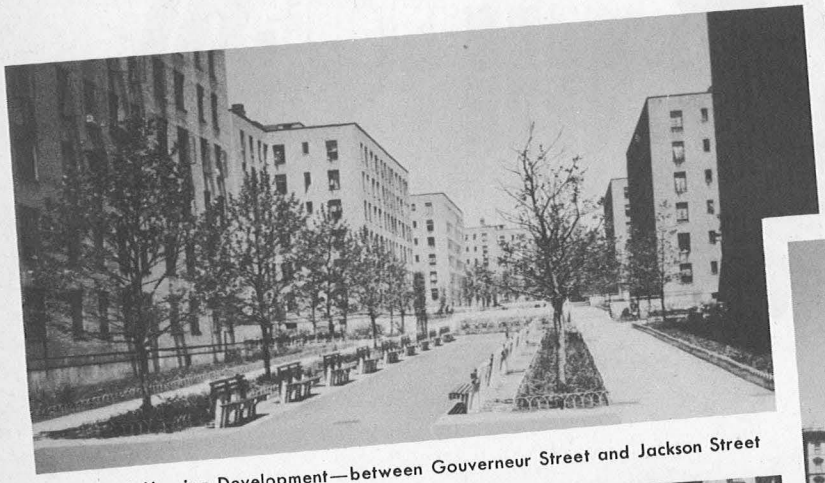
www.urbanresearch.org • www.gc.cuny.edu

For other 1943 profiles, please visit www.1940snewyork.com

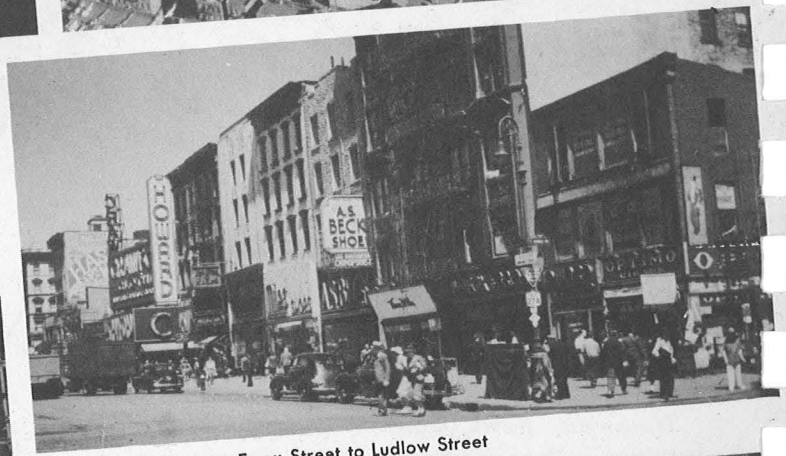
MANHATTAN 3
Lower East Side

Left: Madison Street facing east from Clinton Street

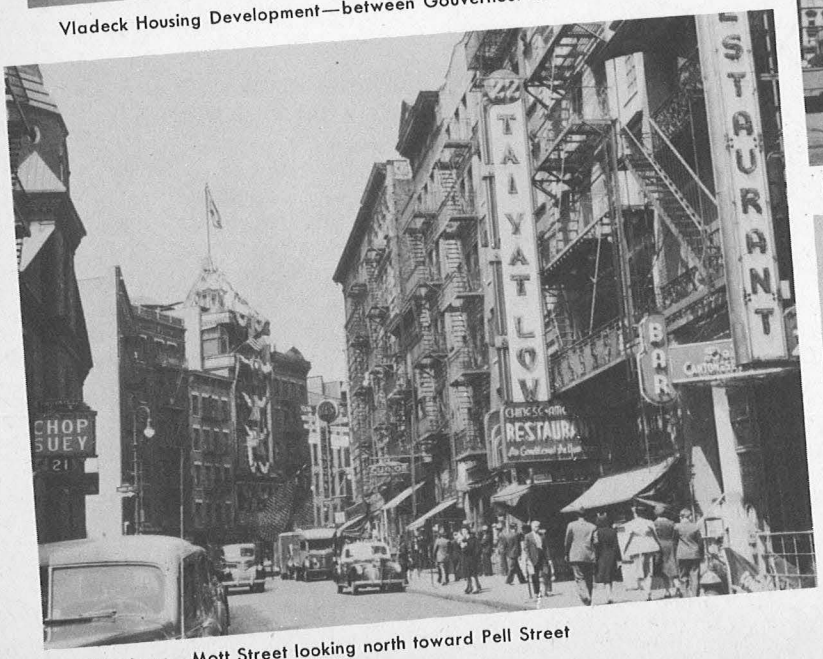
Right: Air View of Knickerbocker Village



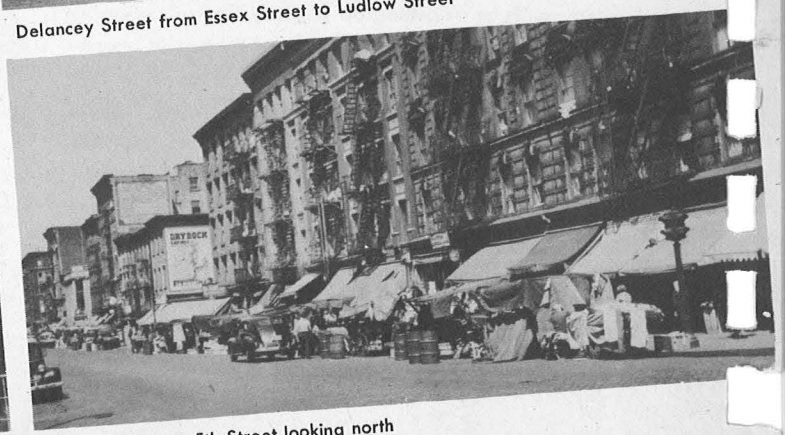
Vladeck Housing Development—between Gouverneur Street and Jackson Street



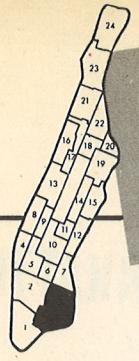
Delancey Street from Essex Street to Ludlow Street



Chinatown—Mott Street looking north toward Pell Street



Avenue C from 5th Street looking north

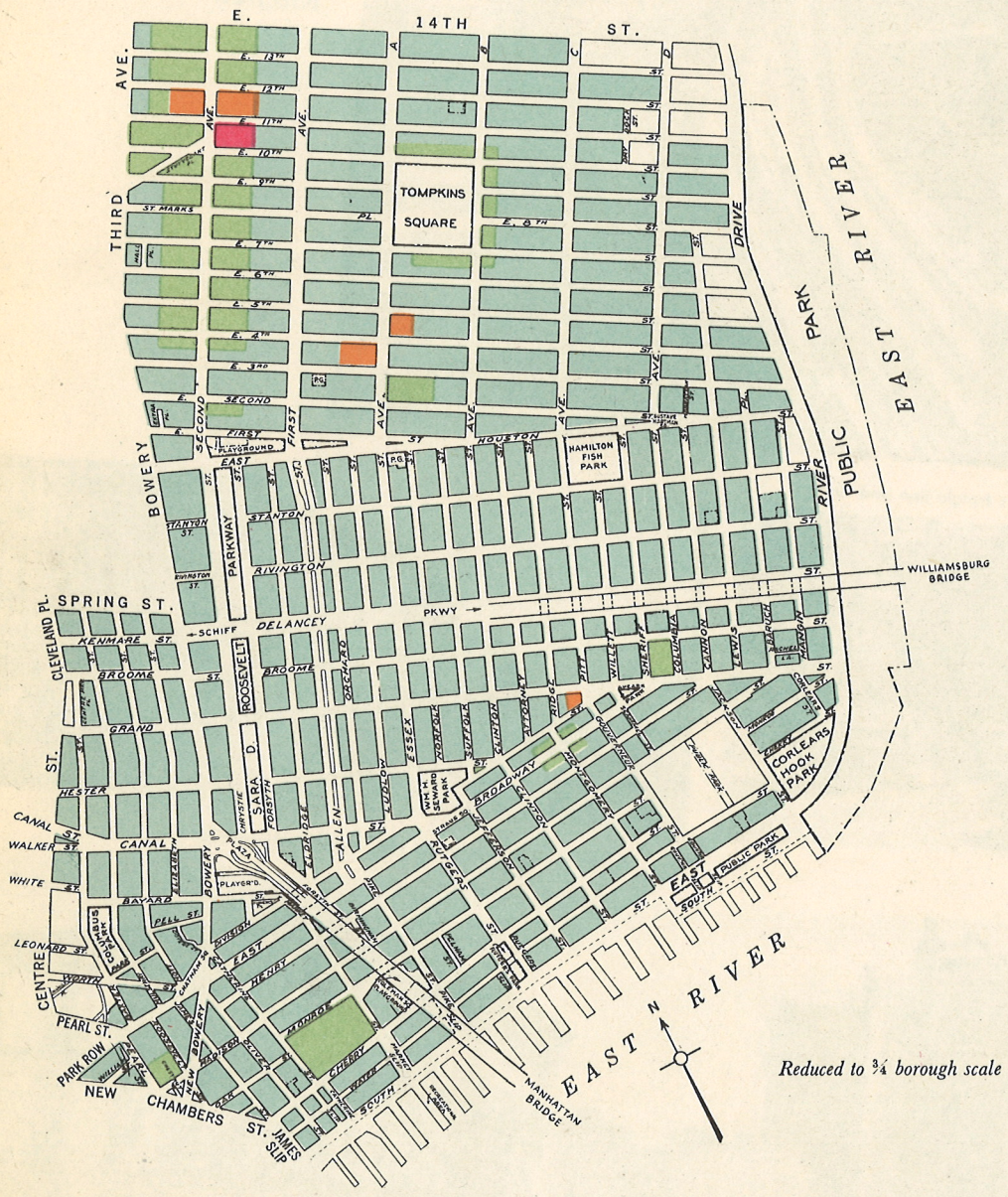


NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

MANHATTAN

Lower East Side



Reduced to ¾ borough scale

POPULATION	234,934
(larger than Omaha, Nebr.)	
Native white	124,234
Foreign-born white	100,566
Negro	1,800
Other races	8,334

Most of the foreign-born are Russian and Central European Jews; Italians to the southwest; a tiny Chinatown on Pell and Mott Streets.

FAMILIES	67,642
—owner families	282
—tenant families	67,360

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
$150 & up	$10,000 & up	53
100-149	6,000-9,999	123
75- 99	4,500-5,999	287
50- 74	3,000-4,499	2,183
30- 49	1,800-2,999	14,207
40- 49	*2,400-2,999*	*4,151*
30- 39	*1,800-2,399*	*10,056*
Under 30	Under 1,800	50,505
Unknown		284

Median family expenditure	$1,337
Average family expenditure	$1,512
RESIDENTIAL STRUCTURES	6,572
—one-family houses	356
—two-family houses	143
—three-or-more-family houses	6,073

Visitors to New York find the Lower East Side an amazing show. There is nothing comparable in America. But its importance as a market is due entirely to numbers and not to individual family purchasing power. It is the most populous, most crowded, most old-world district in New York City. Its more than 100,000 foreign-born population gives the Lower East Side a tinge that is essentially alien. But the district is changing. It has lost more than 40,000 foreign-born since the previous Census. Total population has dropped 225,000 in 20 years. Slum clearance has added many parks and playgrounds. Big housing developments, like Knickerbocker Village, have appeared. The pushcart markets, Chinatown, the Bowery, barber colleges, tattoo shops, flop houses, second-hand clothes exchanges provide color and atmosphere seldom encountered in the American scene.

COPYRIGHT 1943
MAPS © CITY OF N. Y.